



CAFM COSTA RICA
AN AMERICAN FOREST MANAGEMENT COMPANY

REAL ESTATE

HOJANCHA FARM

±88,41 Acres / 35,78 ha in Hojancha, Guanacaste



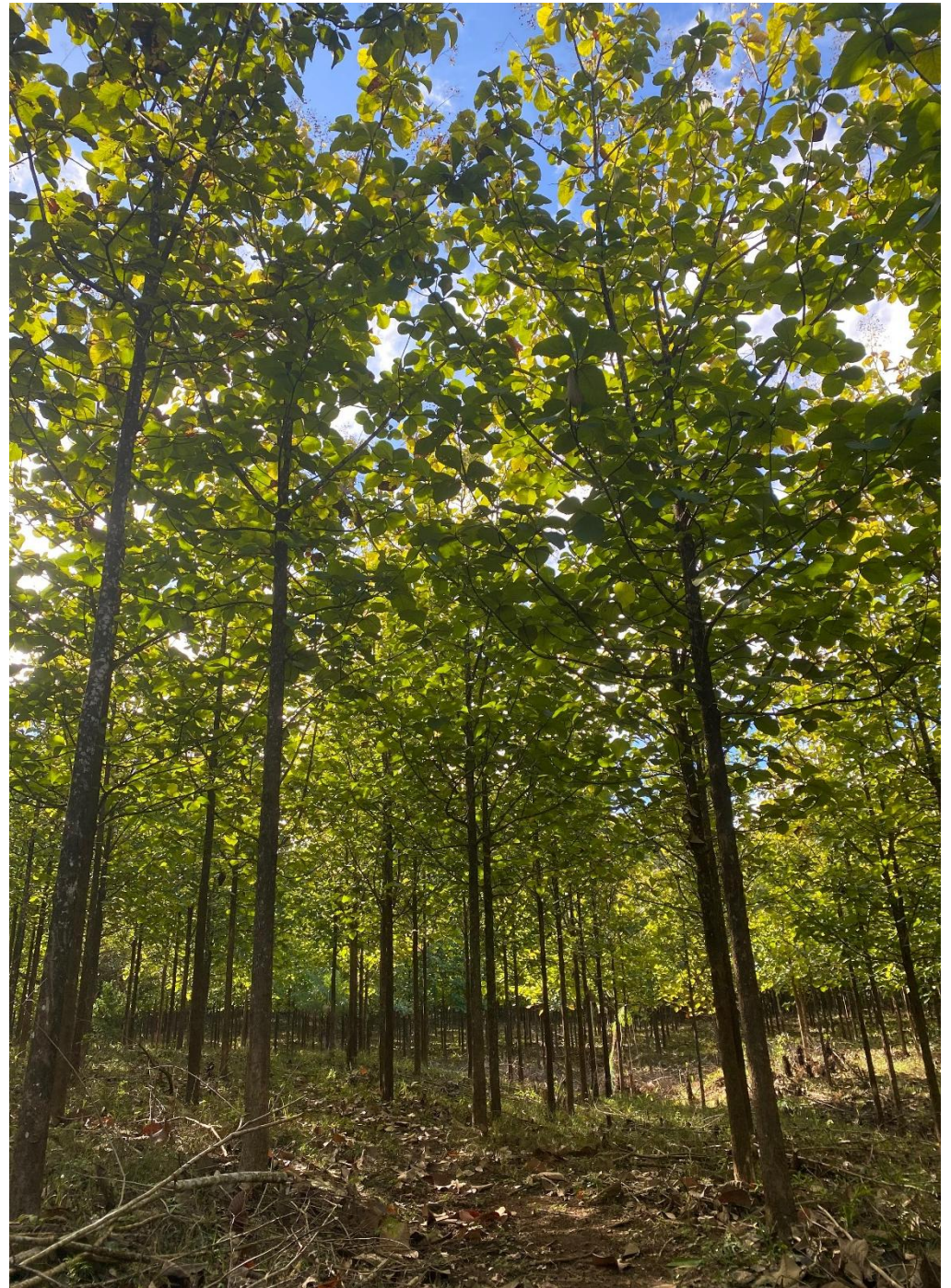
HOJANCHA FARM

±76,50 Acres / 30,96 ha Hojancha, Guanacaste

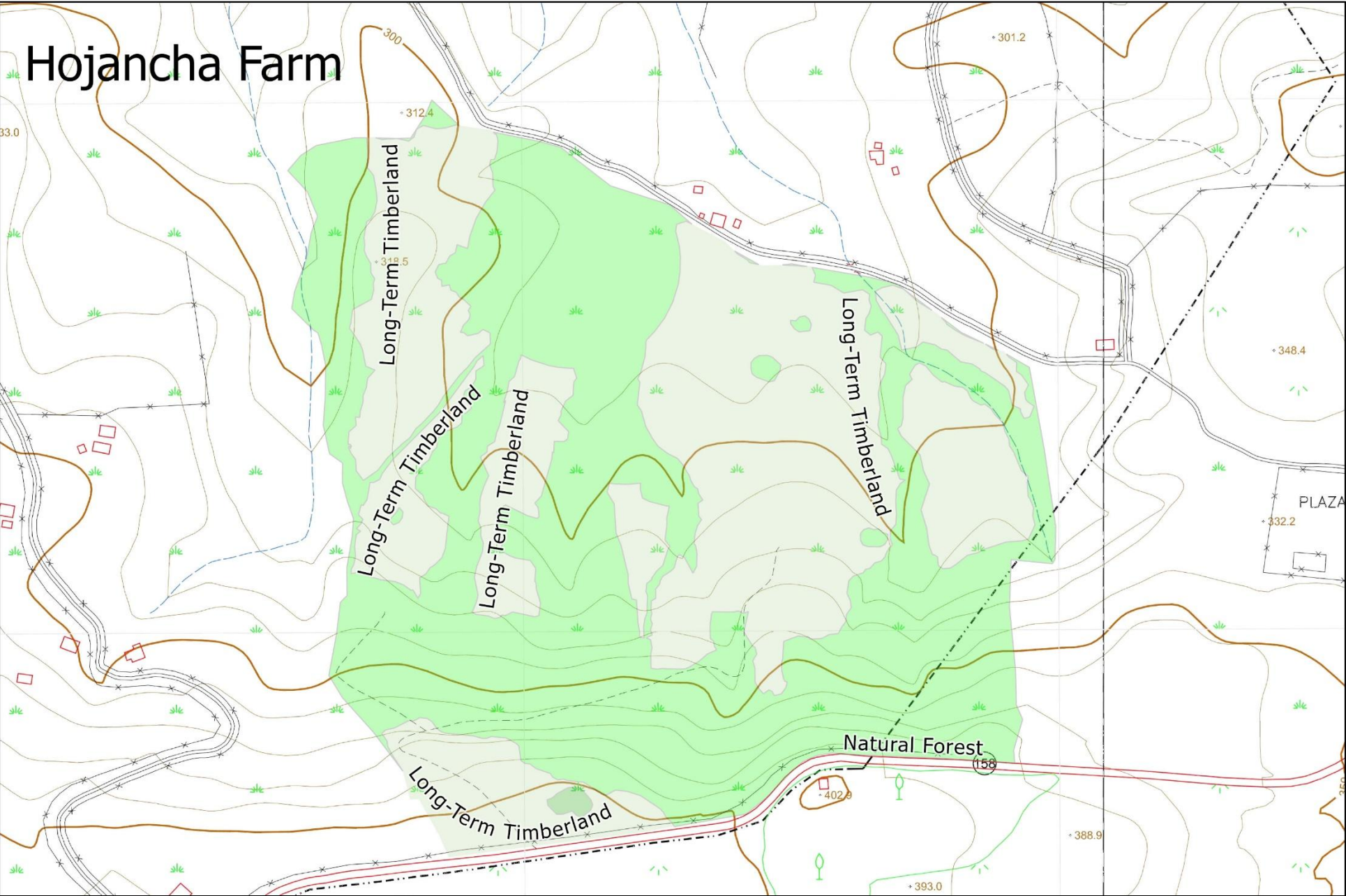
THE OFFERING

CAFM Real Estate, is pleased to present an investment asset of 35,78 ha, the Hojancha farm. This property is in Los Ángeles community, in Hojancha district, Matambú canton, of Guanacaste province. This farm is located 3 kilometers (approximately 6 miles) from Hojancha town, 16 kilometers (approximately 9 miles) from Nicoya city, and 58 kilometers (approximately 35 miles) from Nosara Airport, a local airport that offers domestic round-trip flights from the Juan Santamaría International Airport located in the country's capital, San José.

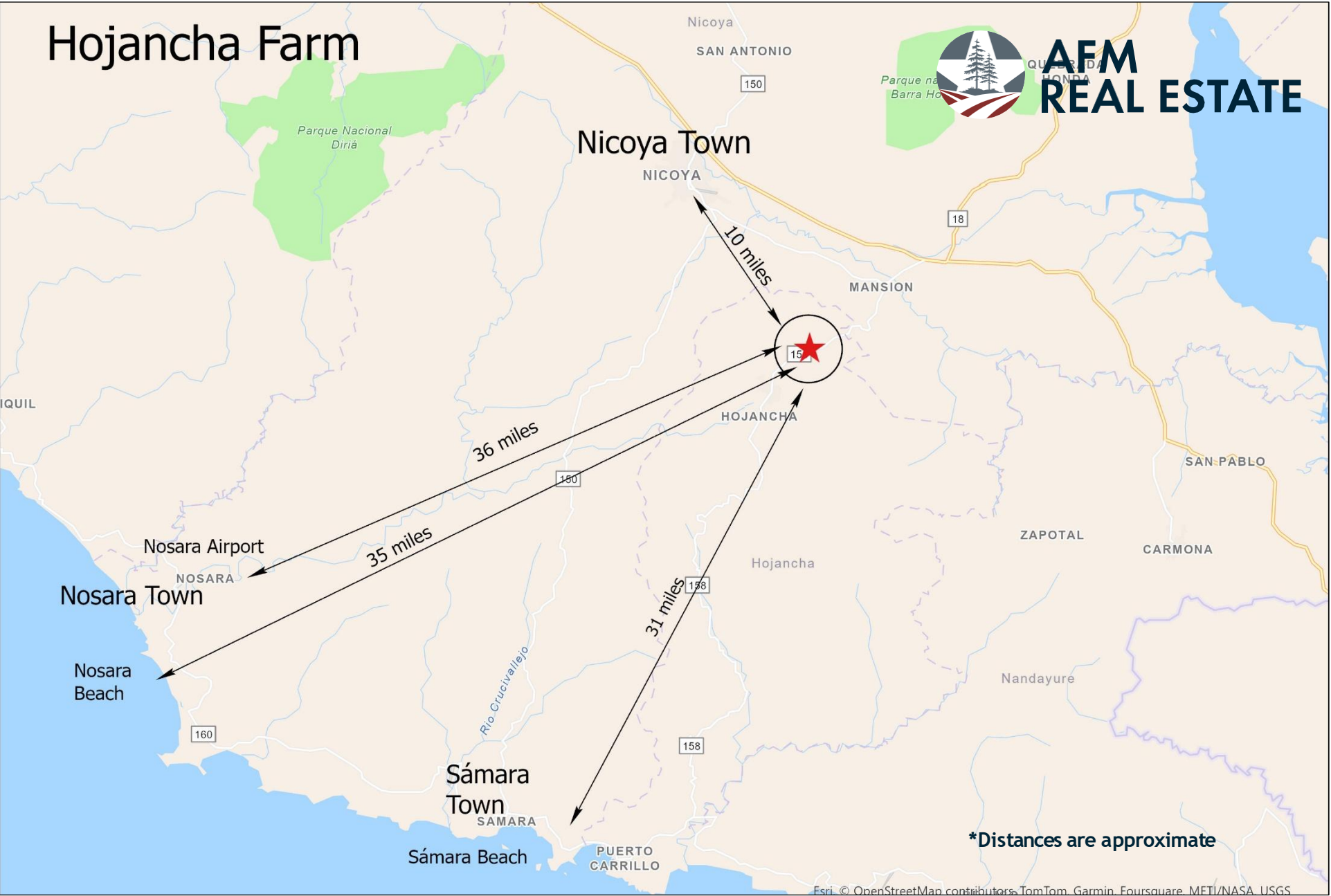
The property is close to Daniel Oduber Quirós International Airport, just 87 kilometers (approximately 54 miles). In addition, due to its location it is just 50 kilometers (approximately 31 miles) away from beautiful white sand beaches: Samara, Puerto Carrillo and Nosara.



FARM MAP



PROXIMITY MAP





FARM

This farm consists of 35,78 total hectares (88,41 acres) with 14,35 hectares established in 2015 and 1,74 hectares established in 2013 for total 16,09 hectares (39,75 acres) in Teak plantation (*Tectona grandis*). Both areas were planted using high-quality genetic material and has had intensive forest management practices to maximize the development of the trees and obtain greatest growth potential.

The remaining area 19,69 hectares (48,65 acres) has a natural forest cover, characteristic of the tropical rainforest, with various tree and shrub species, and the presence of wildlife such as birds, butterflies, mammals, among others.

This area is characterized by an annual rainfall of 2000-4000 millimeters between the months of May to November, known as the rainy season, and a dry season between the months of December to May. The average minimum and maximum annual temperatures are 24°C and 30°C, respectively.

This property has two accesses a public gravel road in good condition throughout the year and a paved road. The property has access to electric power services and access to drinking water.

This farm has spectacular views of the mountain system of the Nicoya Peninsula, as well as agricultural landscapes composed of small productive farms and long blocks of natural forests, which increase the ecological and productive value of the property.

The property has a value of \$11,950 USD per hectare.